

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12533, of Capitol Hill Associates, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue the use of a parking lot in the R-4 District at the premises 310 First Street, S.E., (Square 733, part of Lot 46).

HEARING DATE: December 13, 1977

DECISION DATE: January 4, 1978

FINDINGS OF FACT:

1. The subject property is located at 310 First Street, S.E., and is in an R-4 District.
2. The subject parking lot is presently operated pursuant to Board of Zoning Adjustment Order No. 10927, dated December 7, 1971, on which date permission was granted for a period of three (3) years. By BZA Order No. 11727, dated October 22, 1974, the Board approved the continuation of this parking lot for a further period of three (3) years.
3. Lot 46 is 14,300 square feet in area. The lot is improved with a four story building (the Dwight D. Eisenhower Center) which houses the offices of the Republican National Committee. The parking lot is adjacent to the building on the south and is approximately 5,650 square feet in area. The lot is bordered on the north and east by public alleys. Immediately adjacent to Lot 46 on the south is a detached structure which houses a shoe repair shop. North of the subject property in Square 733 is the Capitol Hill Club. A six story apartment building is found to the east of the property and most of the remainder of the square is devoted to residential uses. The Cannon House Office Building is located northeast of Square 733 and a new House Office Building is under construction in Square 732 immediately to the north. The entrance to the Capitol South Metro Station is located directly across First Street from the subject property. The predominate zoning in this area is R-4. C-2-A Districts are found along Pennsylvania Avenue and along First Street south of the subject property. A small SP District is located north of the subject property.

4. The parking lot has spaces for twenty-two cars and primarily serves the employees of the Republican National Committee whose offices are located on the same lot. A number of employees work until 10:00 P.M., at which time the metro station is closed.

5. An inspection of the subject parking lot disclosed that it is exceptionally well maintained and appears to comply with the conditions of the Board's last Order regarding this property. The lot is fenced and landscaped.

6. Access to the lot is from First Street or from the alley at the rear of the lot.

7. The applicant, by contract of sale drafted November 11, 1977, has agreed to purchase Lot 816, Square 733. This property together with the subject lot is the site whereon the extension of the Dwight D. Eisenhower Center is proposed to be built. The Fine Arts Commission has approved the plans for the extension and the Joint Committee on Landmarks has approved the demolition of the present building on Lot 816.

8. The applicant contemplates that construction on the said extension will commence in 1978 at which time the subject parking lot will be discontinued.

9. Residents of Capitol Hill signed a petition in favor of the application on the grounds that the parking facilities provide safe, convenient evening and weekend parking for Capitol Hill residents who live in the immediate area.

10. The U.S. Capitol Police, by letter dated September 27, 1977, stated that the subject parking lot alleviates congestion, eases critical parking in the area and that no complaints were received.

11. The Municipal Planning Office by report, dated December 8, 1977, recommended approval of the application on the ground that the use is an interim use.

12. Individual citizens of Capitol Hill recommended denial of the application on the grounds that the applicant permitted and encouraged illegal parking in the surrounding alleys.

13. The Capitol Hill Restoration Society recommended approval of the application but only through June 30, 1978, with no extension beyond that date.

14. Advisory Neighborhood Commission - 6B, by unanimous resolution of December 6, 1977, endorsed the application.

15. The application was referred to the D.C. Department of Transportation for review and report on October 26, 1977. No report from the Department was received.

CONCLUSIONS OF LAW:

Based on the record the Board is of the opinion that all the provisions of Article 74 of the Zoning Regulations appear to have been complied with. Also there are no commercial advertising signs on the property. The Board does not anticipate that the continuation of this lot will adversely affect the present character of future development of this area. The lot is relatively small and is exceptionally well maintained and to some degree it is reasonably necessary and convenient to other uses in the neighborhood. The Board does note however that the entrance to the Capitol South Metro Station is directly across First Street from the site and that Metrobus Service is available on Pennsylvania Avenue two blocks north of the subject property. Construction of an addition to the Eisenhower Center is expected to be completed within a year's time. As the applicant has indicated in previous Board cases concerning this parking lot, its use is considered an interim one which would be eliminated by the expansion planned for the building on this lot.


The Board concludes that the granting of this special exception is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. Permit shall issue for a period of one year but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

- c. An eight (8) inch coping shall be erected and maintained along each side of all drive-ways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures or otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodard Smith and Leonard L. McCants to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 2 FEB 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.